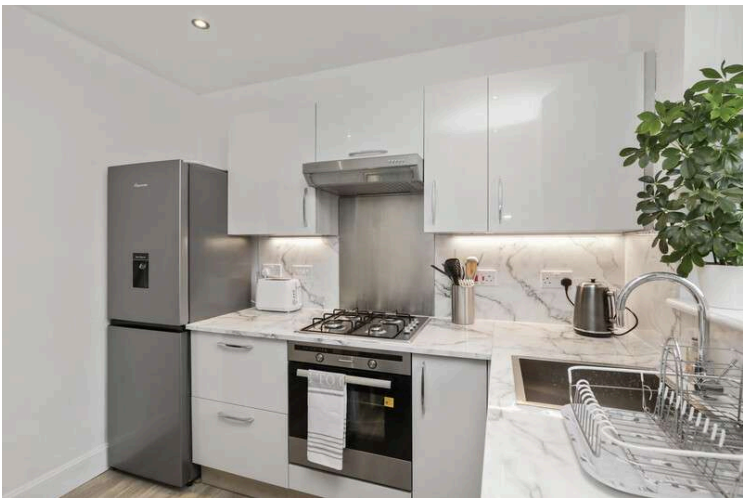


Another great first-time purchase or downsize opportunity. McDougall McQueen are delighted to present to the market this lovely surprisingly spacious two-bedroom ground floor flat. Set in a popular residential area in the lovely Midlothian town of Penicuik. It is thought this property will make the ideal first-time purchase, investment or downsize opportunity. The property is offered in walk-in condition throughout having been refurbished and upgraded by its current owners. It has garden grounds to the front and rear in addition to a communal area. Parking is on-street. Viewing is by appointment only.

- Communal secure entry
- Hallway with utility cupboard
- Lovely shower room, double shower with raindrop shower and attachment, wc and sink with vanity and towel radiator
- Spacious living and dining room with access to a veranda, rear facing window, fireplace and surround
- Lovely veranda overlooking the rear gardens
- Newly fitted breakfasting kitchen with fold away table, a range of base and wall units, oven, gas hob, stainless steel splashback, and extractor
- Double bedroom with front facing window and built-in wardrobes
- Double bedroom two with front facing window with built-in storage and wardrobes
- Gas central heating and double glazing
- Front and rear garden grounds and communal area
- On street parking
- Viewing essential



Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

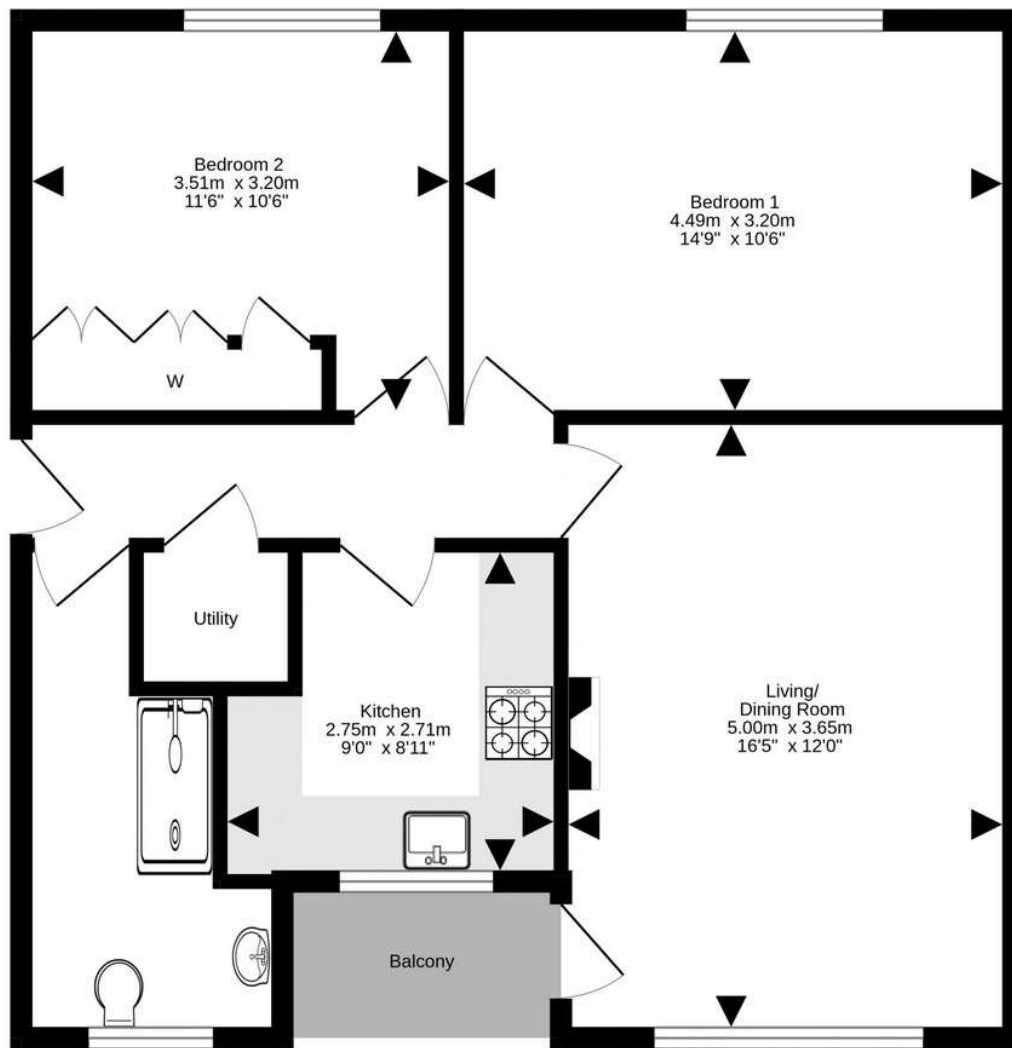
Extras

All floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

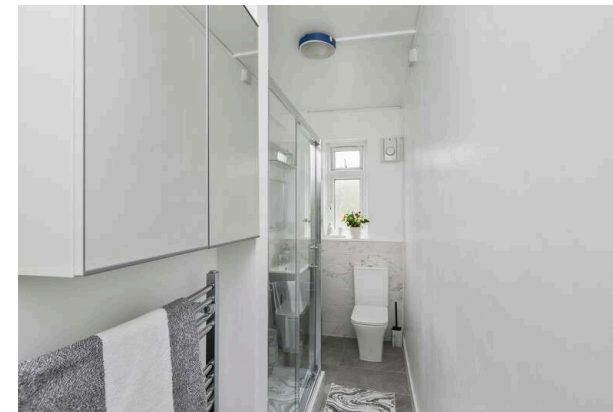
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

